



Legislation Text

File #: 1820-2016, **Version:** 1

Zoning Application: Z16-008

APPLICANT: 1341 Norton Partners LLC; c/o David Perry, David Perry Company, Inc., Agent; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, FL 3; Columbus, OH 43215.

PROPOSED USE: Multi-unit residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on April 14, 2016.

FIFTH BY NORTHWEST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 2.82± acre site consists of a property zoned M, Manufacturing District developed with an industrial building. The applicant is requesting the AR-3, Apartment Residential District to allow multi-unit residential development. The site is located within the planning area of the *5th by Northwest Area Plan* (2009), which recommends "Industrial (Light)" uses, and intends that this area be developed as a job center. Although the proposal is inconsistent with recommended industrial use, the proposal will permit multi-unit residential development within an area that has been experiencing increased residential development. Staff finds that the proposed AR-3, Apartment Residential District is compatible with adjacent apartment residential and light industrial office uses. A concurrent Council variance (Ordinance No. 1821-2016 (CV16-011)) has been filed to request variances to landscaping and screening, parking setback line, minimum number of parking spaces required, building lines, and rear yard requirements.

To rezone **1341 NORTON AVENUE (43212)**, being 2.82± acres located on the west side of Norton Avenue, 262± feet north of West Third Avenue, **From:** M, Manufacturing District, **To:** AR-3, Apartment Residential District (Z16-008).

WHEREAS, by application No. Z16-008 is on file with the Department of Building and Zoning Services requesting rezoning of 2.82± acres from M, Manufacturing District, to AR-3, Apartment Residential District; and

WHEREAS, the Development Commission recommends approval; and

WHEREAS, the Fifth by Northwest Area Commission recommends approval; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested AR-3, Apartment Residential District is compatible with adjacent apartment residential and light industrial office uses. Although the proposal is inconsistent with the land use recommendations of the *5th by Northwest Area Plan* (2009), which recommends "Industrial (Light)" uses, and intends that this area be developed as a job center, the proposal will permit multi-unit residential development within an area that has been experiencing increased residential development; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1341 NORTON AVENUE (43212), being 2.82± acres located on the west side of Norton Avenue, 262± feet north of West Third Avenue, and being more particularly described as follows:

ZONING DESCRIPTION OF +/- 2.8 ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, in Half Section 6, Township 5, Range 22, Refugee Lands, being all of the 1.147 acre, 0.012 acre and 1.660 acre tracts conveyed to Grandview 1341, LLC in Instrument Number 201303140043230, Parcels 1, 2 and 3, Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at the northeast corner of said 1.147 acre tract, at the southeast corner of a 1.531 acre tract conveyed to CENTRO, INC. and HIGHPEARL, INC in Instrument Number 200002040024965, in the west line of Norton Avenue, 50 feet wide, said point being South 03 degrees 06 minutes 39 seconds West 292.7 feet from the southerly line of West Fifth Avenue;

Thence along the east line of said 1.147 acre, along part of the east line of said 1.660 acre tract and along the west line of Norton Avenue, South 03 degrees 06 minutes 39 seconds West 334.2 feet;

Thence continuing along part of the east line of said 1.660 acre tract and along the west line of Norton Avenue, South 02 degrees 58 minutes 43 seconds West, 382.7 feet to the southeast corner of said 1.660 acre tract and the east line of a 0.507 acre tract conveyed to The Banner Die, Tool and Stamping Company in Official Record Volume 17560, Page I07;

Thence along part of the west line of said 1.660 acre tract and part of the east line of said 0.507 acre tract, along the arc of a curve to the right having a radius of 399.86 feet and central angle of 60 degrees 32 minutes 26 seconds, North 27 degrees 05 minutes 05 seconds West, 403.1 feet to a point of tangency;

Thence along part of the west lines of said 1.660 acre and 1.147 acre tracts, the west line of said 0.012 acre tract, part of the east line of said 0.507 acre tract and part of the east line of a 1.104 acre tract conveyed to Holly Ave Living, LLC in Instrument Number 201510050140592, North 03 degrees 11 minutes 09 seconds East, 250.1 feet to the south line of said 1.531 acre tract;

Thence continuing along part of the west line of said 1.147 acre tract and along part of the south line of said 1.531 acre tract, North 15 degrees 10 minutes 12 seconds East, 94.3 feet;

Thence continuing along part of the west line of said 1.147 acre tract and continuing along part of the south line of said 1.531 acre tract, North 10 degrees 42 minutes 32 seconds East, 26.5 feet to the northwest corner of said 1.147 acre tract;

Thence along the north line of said 1.147 acre tract and continuing along part of the south line of said 1.531 acre tract, South 86 degrees 51 minutes 02 seconds East, 178.3 feet to the POINT OF BEGINNING, CONTAINING 2.8 ACRES, MORE OR LESS.

SECTION 2. That a Height District of sixty (60) feet is hereby established on the AR-3, Apartment Residential District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Department of Building and Zoning Services.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.